

GIS REGISTRY INFORMATION

SITE NAME:	Circle C			FID #	
BRRTS #:	03-09-448903			(if appropriate):	
COMMERCE # (if appropriate):	54729-3362-49				
CLOSURE DATE:	September 24, 2003				
STREET ADDRESS:	849 Woodward Ave				
CITY:	Chippewa Falls				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	410389	Y =	494510	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input type="checkbox"/>
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

September 24, 2003

Mr. Jim L Nardo
CCF Inc
125 Columbia Ct. Bldg. A-Ste. 8
Chaska, MN 55318

RE: **Final Closure**

Commerce # 54729-3362-49 **WDNR BRRS # 03-09-448903**
Circle C, 849 Woodward Ave, Chippewa Falls

Dear Mr. Nardo:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable State and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 266-0593.

Sincerely,

Brian F. Taylor
Hydrogeologist
Site Review Section

cc: Ms. Rachel Fields, Envirogen Inc
Case File

WARRANTY DEED

This Deed, made between **WMCR Holding Company, L.L.C.**

Grantor and **GNI of Chippewa Falls, LLC, a Wisconsin limited liability company** Grantee,

Witnesseth, That the said Grantor, for a valuable consideration of one Dollar (\$1.00) and other good and valuable consideration conveys to

Grantee the following described real estate in Chippewa County, State of Wisconsin:

RETURN TO:

**C/O Mallory & Zimmerman, S.C.
Atty. Stanton Thomas
4941 Kirschling Court, Suite 1
Stevens Point, WI 54481**

Tax Parcel No. **22808-0833-06500000**

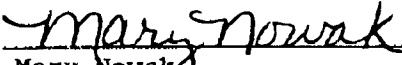
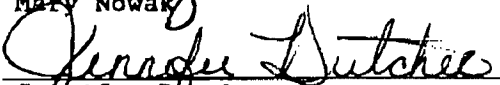
SEE ATTACHMENT FOR LEGAL DESCRIPTION

This **in not** homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and **WMCR Holding Company, L.L.C.** warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated 6/24/03


Timothy E. Fitzpatrick, Manager


Mary Nowak

Jennifer Dutcher

AUTHENTICATION

Signature(s)

authenticated this

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § (4,6) 706.06, Wis. Stats)

THIS INSTRUMENT WAS DRAFTED BY
Attorney Marvin P. Ripp

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGEMENT

State of **Wisconsin**

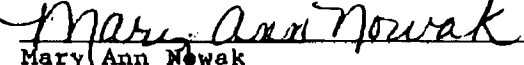
SS:

Chippewa County

Personally came before me this

June 24, 2003 the above-named

Timothy E. Fitzpatrick to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.


Mary Ann Nowak
Notary
Public Alpena County, **State of Michigan**

My Commission is permanent.

If not, state expiration date: April 29, 2006

ETC - 367320

Attachment to Warranty Deed**Legal Description:**

The Easterly 92 feet of the following described parcel of land:

The West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section Eight (8), Township Twenty-eight (28) North, Range Eight (8) West, EXCEPT therefrom the Northerly 266 feet and subject to recorded easements and existing highways; EXCEPT part of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section Eight (8), Township Twenty-eight (28) North, Range Eight (8) West, described as follows: Commencing at point 33 feet East of the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 28 North, Range 8 West; thence South 266 feet; thence East 205 feet to the point of beginning; thence continuing East 92 feet; thence South 110 feet; thence West 92 feet; thence North 110 feet to the place of beginning.

Computer No.: 09-211-4395

Tax Parcel No.: 22808-0833-06500000

Property address: 102 Chapman Road, Chippewa Falls, WI
"Address shown here for reference only"

CORPORATE WARRANTY DEED

This Deed, made between CCF, Inc.

Grantor and GNI of Chippewa Falls, LLC, a Wisconsin limited liability company

Grantee,

Witnesseth, That the said Grantor, for a valuable consideration of one Dollar (\$1.00) and other good and valuable consideration conveys to

Grantee the following described real estate in Chippewa County, State of Wisconsin:

SEE ATTACHMENT FOR LEGAL DESCRIPTION

RETURN TO:

**C/O Mallory & Zimmerman, S.C.
Atty. Stanton Thomas
4941 Kirschling Court, Suite 1
Stevens Point, WI 54481**

**Tax Parcel No. 22808-0833-06000000 and
22808-0833-06300000**

Together with all and singular the hereditaments and appurtenances thereunto belonging; and CCF, Inc. warrant that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated: June 13, 2003

CCF, Inc.

By: James L. Nardo, President

AUTHENTICATION

Signature(s)

authenticated this

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § (4,6) 706.06, Wis. Stats)

THIS INSTRUMENT WAS DRAFTED BY
Attorney Marvin P. Ripp

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGEMENT

State of Wisconsin

SS:

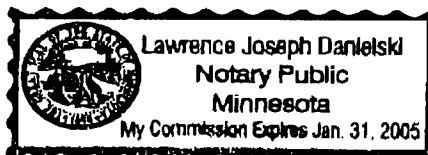
Chippewa County

Personally came before me this
13th day of June, 2003 the above named
James L. Nardo to me known to be the person(s)
who executed the foregoing instrument and
acknowledge the same.

Lawrence J. Danielski

Notary Public DAKOTA County,
State of MINNESOTA

My Commission is permanent.
If not, state expiration date:



File No.: 507109

ETD-367326

Attachment to Corporate Warranty Deed

Legal Description

Parcel 1:

Part of the Southwest 1/4 of the Southwest 1/4 of Section Eight (8), Township Twenty-eight (28) North, Range Eight (8) West, City of Chippewa Falls, Chippewa County, Wisconsin, described as follows: Beginning at the Southwest corner of said forty; thence East 2.57 chains; thence North 1.60 chains; thence West 2.57 chains; thence South 1.60 chains to beginning.

EXCEPT: The South and the West 33 feet thereof to be used for highway purposes.

Computer No.: 09-211-4397

Tax Parcel No.: 22808-0833-06300000

Parcel 2:

The West half of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section Eight (8), Township Twenty-eight (28) North, Range Eight (8) West, Chippewa County, Wisconsin, excepting that part conveyed for highway and further excepting therefrom the following described 4 parcels:

1. A parcel of land, described as commencing at the Southwest corner of said Section 8; thence running East along the South line of said Section 8, a distance of 2.51 chains; thence North 1.60 chains; thence West 2.51 chains, to the West line of said Section 8; thence South 1.60 chains to the point of beginning; and

2. The Northerly 266 feet; and

3. The Easterly 92 feet; and

4. Part of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, described as follows:

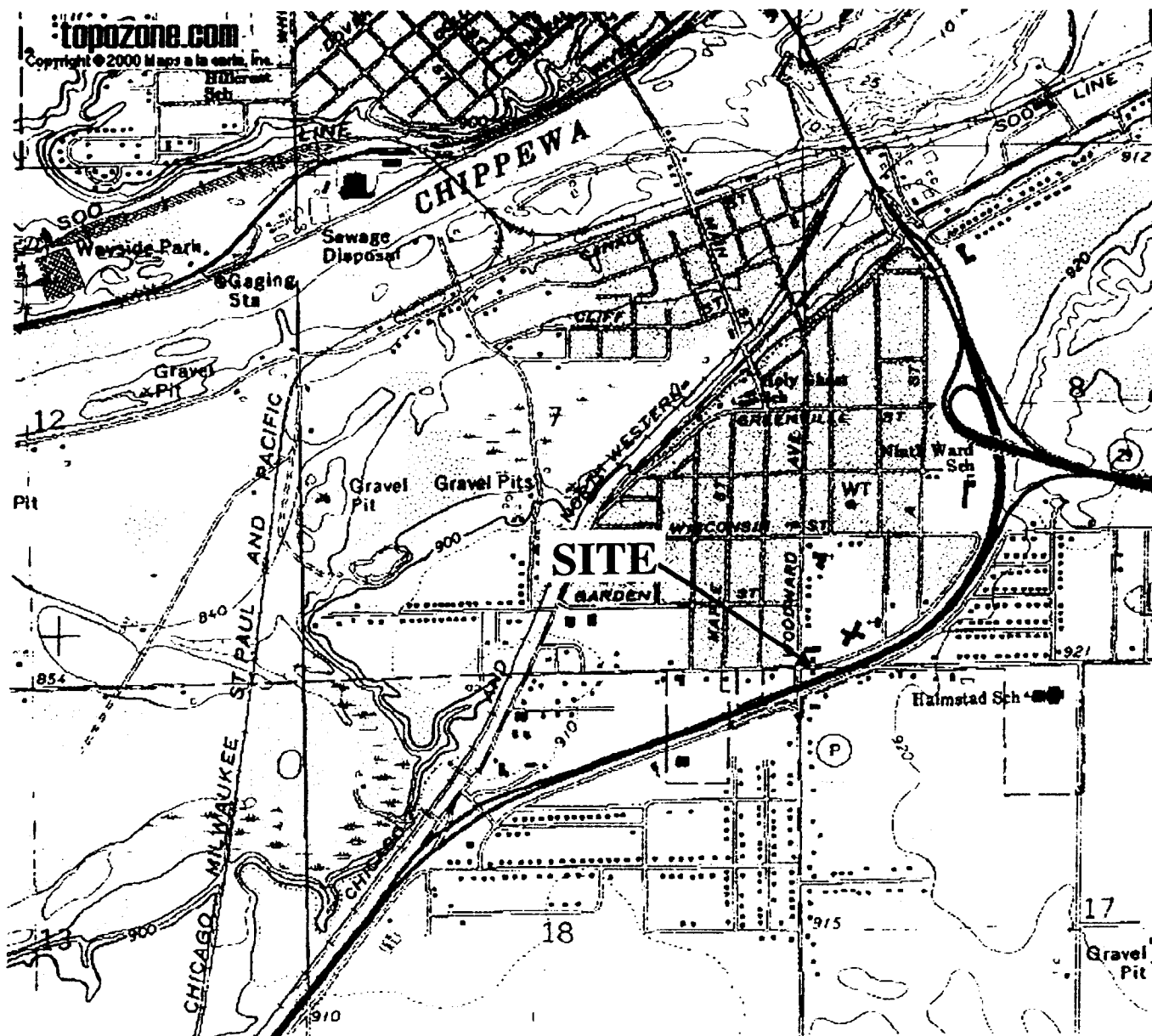
Commencing at a point 33 feet East of the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 28 North, Range 8 West; thence South 266 feet to the point of beginning; thence East 205 feet; thence South 110 feet; thence West 205 feet; thence North 110 feet to the point of beginning.

Computer No.: 09-211-4396

Tax Parcel No.: 22808-0833-06000000

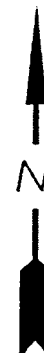
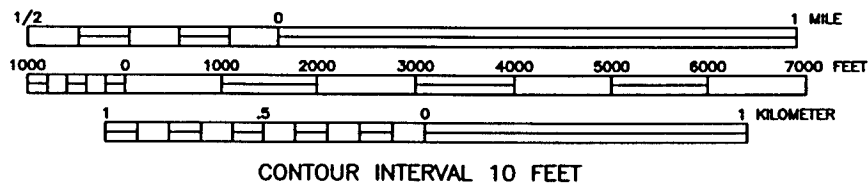
**Chippewa Falls Circle C Store
849 Woodward Avenue
Chippewa Falls, Wisconsin 54729
WDNR File Ref: 03-09-448903**

**Tax Parcel Identification Numbers: 22808-0833-06000000, 22808-0833-06300000
and 22808-0833-06500000**



(USGS 1981)
CHIPPEWA FALLS QUADRANGLE

SCALE
1:25000



Shaw Environmental & Infrastructure, Inc.

DESIGNED:

DETAILED:

CHECKED:

SITE LOCATION MAP

CLIENT:

James Nardo
CCF, Inc.

LOCATION:

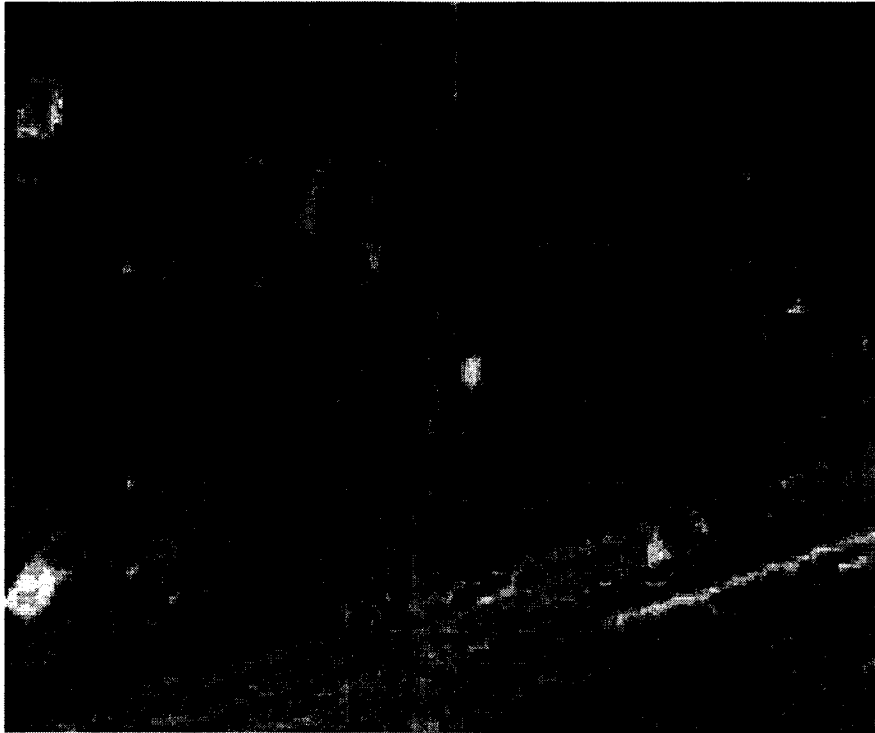
Circle C- Chippewa Falls, WI

DRAWING DATE:

FIGURE:

1

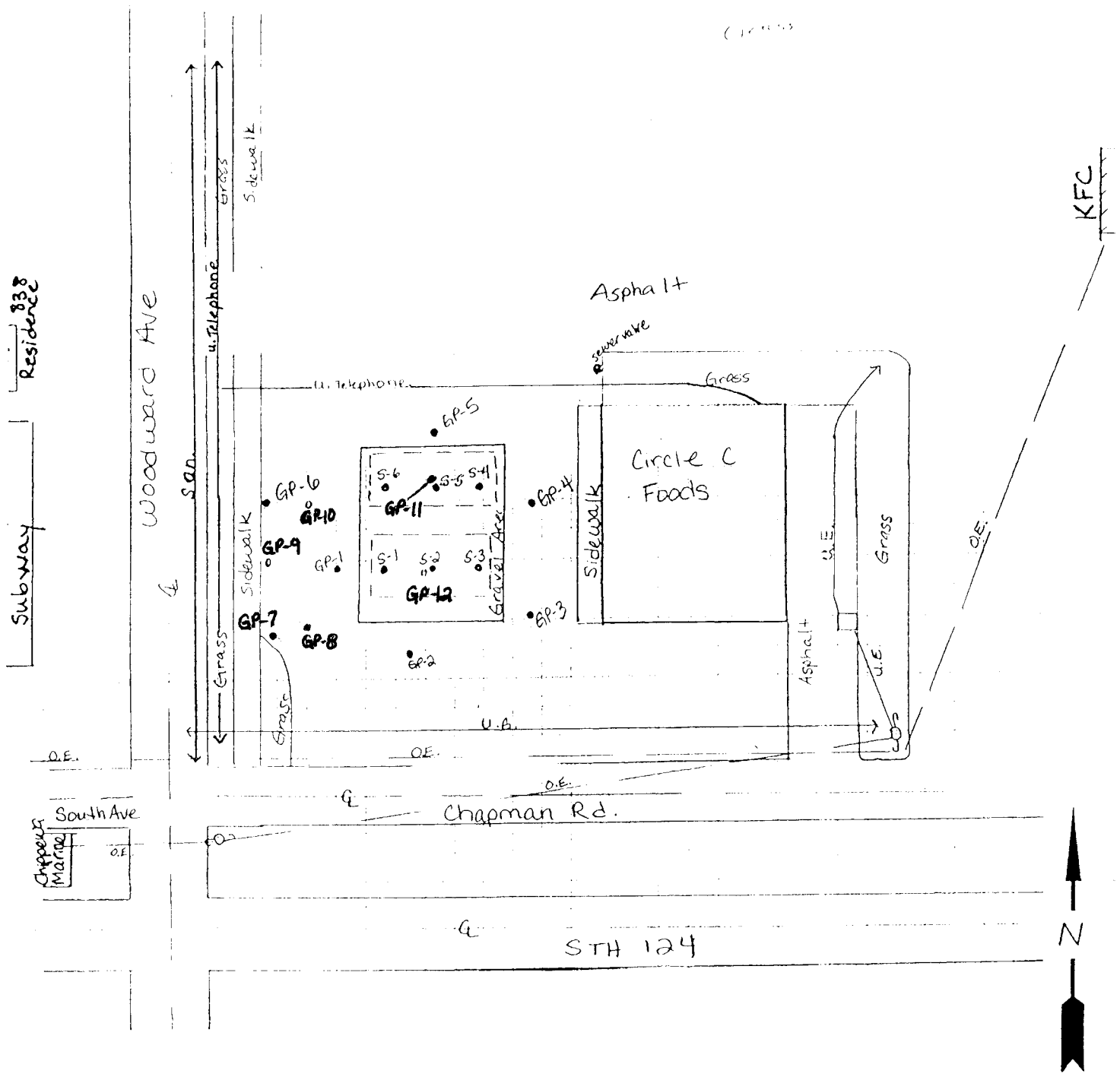
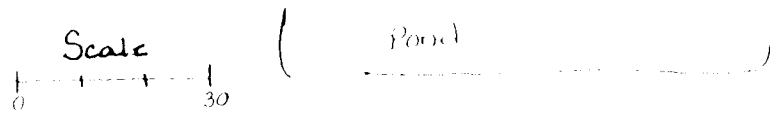
Scale 1 : 1,366



information.

Please read the documentation for more

▲ WTM coordinates: 410389, 494510



Shaw Environmental & Infrastructure, Inc.

DESIGNED:	SITE LAYOUT DIAGRAM		
DETAILED:			
CHECKED:	CLIENT:	CCF, Inc.	
	LOCATION:	Circle C - Chippewa Falls, WI	
	DRAWING DATE:		
	FIGURE:	2	

Table 3
Groundwater Analytical Results Summary
Chippewa Falls Circle C
Chippewa Falls, Wisconsin

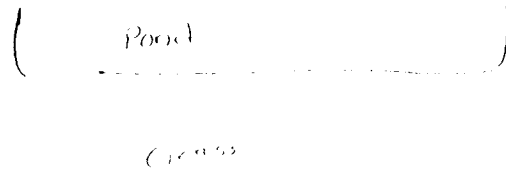
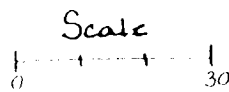
Sample Date	GRO (ppm)	Benzene	Ethylbenzene	Toluene	Xylenes (total)	TMBs (total)	MTBE
Sample #	GP-1						
05/15/03	18,000	<3.0	30	110	1,290	1,990	<5.8
Sample #	GP-6						
05/15/03	<50	<0.30	<0.60	<0.58	<1.84	<1.18	<0.58
Sample #	GP-8						
05/29/03	<50	<0.30	<0.60	<0.58	<1.84	<1.18	<0.58
Sample #	GP-9						
05/29/03	<50	<0.30	<0.60	<0.58	<1.84	<1.18	<0.58
Sample #	GP-10						
05/29/03	<50	<0.30	<0.60	<0.58	<1.84	<1.18	<0.58
Sample #	GP-11						
05/29/03	<50	<0.30	<0.60	0.63	<1.84	<1.18	<0.58
Sample #	GP-12						
05/29/03	<50	<0.30	<0.60	<0.58	<2.01	<1.18	<0.58
NR 140 ES	NS	5	700	1,000	10,000	480	60
NR 140 PAL	NS	0.5	140	200	100	96	12

Note: All results are reported in ppb unless otherwise noted.
Bold - exceedence of NR 140 Enforcement Standard (ES)
Italics - exceedence of NR 140 Preventative Action Limit (PAL)
GRO - gasoline range organics
MTBE - Methyl t-butyl ether
ppm - part per million
TMB - Trimethylbenzene

Table 2
Soil Analytical Results Summary
Chippewa Falls Circle C
Chippewa Falls, Wisconsin

Sample/Boring	Sample Date	Depth (ft bgs)	PID (ppm eq)	GRO (ppm)	Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	Total Xylenes
S-1	04/28/03	11-12	<10	200	NA	NA	NA	NA	NA	NA	NA
S-2	04/28/03	11-12	<10	<2.6	NA	NA	NA	NA	NA	NA	NA
S-3	04/28/03	11-12	<10	<2.6	NA	NA	NA	NA	NA	NA	NA
S-4	04/28/03	11-12	<10	<3.0	NA	NA	NA	NA	NA	NA	NA
S-5	04/28/03	11-12	<10	<3.2	NA	NA	NA	NA	NA	NA	NA
S-6	04/28/03	11-12	<10	<2.9	NA	NA	NA	NA	NA	NA	NA
GP-1 S-1	05/15/03	0-2	<10	<2.9	<25	<25	<25	<25	37	<25	<75
GP-1 S-6	05/15/03	10-12	198	750	<250	<250	<250	590	43,000	35,000	23,400
GP-2 S-1	05/15/03	0-2	<10	<2.9	<25	<25	<25	<25	<25	<25	<75
GP-2 S-6	05/15/03	10-12	<10	<3.0	<25	<25	<25	<25	<25	<25	<75
GP-3 S-3	05/15/03	0-2	<10	<2.6	<25	<25	<25	<25	<25	<25	<75
GP-3 S-6	05/15/03	10-12	<10	<3.0	<25	<25	<25	<25	<25	<25	<75
GP-4 S-1	05/15/03	0-2	<10	<2.6	<25	<25	<25	<25	<25	<25	<75
GP-4 S-6	05/15/03	10-12	<10	<2.8	<25	<25	<25	<25	<25	<25	<75
GP-5 S-1	05/15/03	0-2	<10	<2.6	<25	<25	<25	<25	<25	<25	<75
GP-5 S-6	05/15/03	10-12	<10	<3.0	<25	<25	<25	<25	<25	<25	<75
GP-6 S-1	05/15/03	0-2	<10	<2.8	<25	<25	<25	<25	<25	<25	<75
GP-6 S-6	05/15/03	10-12	<10	<2.9	<25	<25	<25	<25	<25	<25	<75
GP-7 S-1	05/15/03	0-2	<10	<2.9	<25	<25	<25	<25	<25	<25	<75
GP-7 S-6	05/15/03	10-12	<10	<2.9	<25	<25	<25	<25	<25	<25	<75
GP-8	05/29/03	0-2	<10	<2.8	<25	<25	<25	<25	<25	<25	<75
GP-8	05/29/03	4-6	<10	<3.1	<25	<25	<25	<25	<25	<25	<75
GP-8	05/29/03	10-12	<10	<2.9	<25	<25	<25	46	<25	<25	<75
GP-9	05/29/03	0-2	<10	<2.8	<25	<25	<25	<25	<25	<25	<75
GP-9	05/29/03	4-6	<10	<2.6	<25	<25	<25	<25	<25	<25	<75
GP-9	05/29/03	10-12	<10	<2.8	<25	<25	<25	<25	<25	<25	<75
GP-10	05/29/03	0-2	<10	<2.8	<25	<25	<25	<25	<25	<25	<75
GP-10	05/29/03	4-6	<10	<2.6	<25	<25	<25	<25	<25	<25	<75
GP-10	05/29/03	10-12	<10	<2.8	<25	<25	<25	<25	<25	<25	<75
GP-11	05/29/03	0-2	<10	<2.6	<25	<25	<25	<25	<25	<25	<75
GP-11	05/29/03	10-11	<10	<2.9	<25	<25	<25	<25	<25	<25	<75
GP-12	05/29/03	0-2	<10	<2.9	<25	<25	<25	<25	<25	<25	<75
GP-12	05/29/03	10-12	<10	4.8	<25	<25	<25	<25	160	<25	<75
NR 720 RCLs				100	5.5	2,900	NS	1,500	NS	NS	4,100
NR 746.06 Table 1 (free product indicator values)				NS	8,500	4,600	42,000	38,000	83,000	11,000	42,000
NR 746.06 Table 2 (direct contact standards)				NS	1,100	NS	NS	NS	NS	NS	NS

Note: **Bold**= exceedence of the above listed standards
Results are reported in ppb unless otherwise noted
ft bgs - feet below ground surface

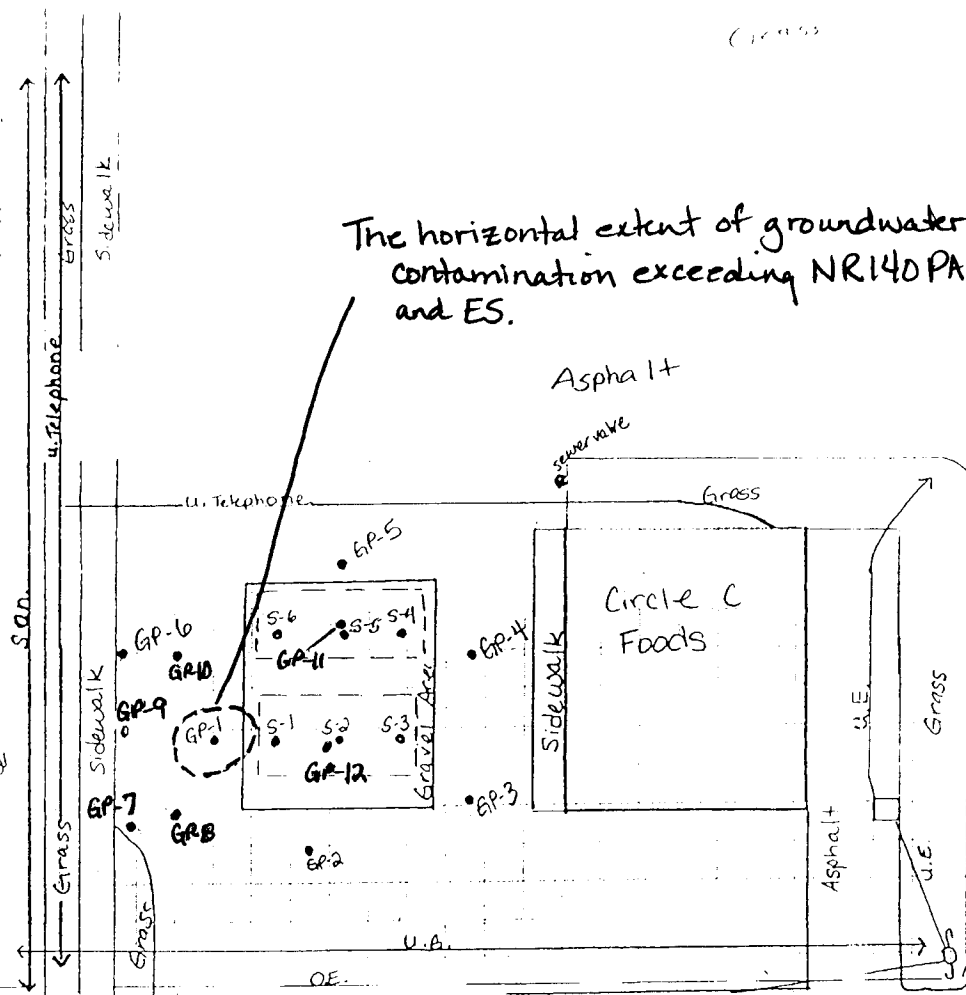


The horizontal extent of groundwater contamination exceeding NR140 PALs and ES.

838 Residence

Subway

Woodward Ave



KFC



Shaw Environmental & Infrastructure, Inc.

DESIGNED:

DETAILED:

CHECKED:

EXTENT OF GROUNDWATER CONTAMINATION

CLIENT:

CCF, Inc.

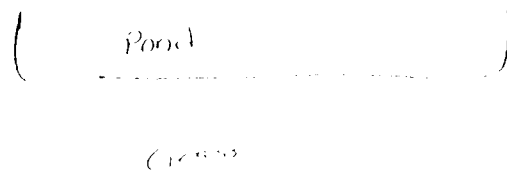
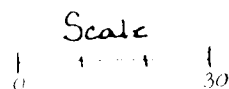
LOCATION:

Circle C - Chippewa Falls, WI

DRAWING DATE:

FIGURE:

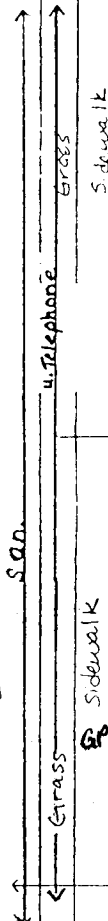
3



838
Residence

Subway

Woodward Ave



The horizontal extent of residual soil contamination that exceeds generic RCLs.

Asphalt

sewer valve

Grass

Circle C Foods

Sidewalk

Asphalt

u.e.

Grass

u.e.

Grass

KFC

South Ave

Chippewa Marine

Chapman Rd.

STH 124



Shaw Environmental & Infrastructure, Inc.

DESIGNED:

DETAILED:

CHECKED:

RESIDUAL SOIL CONTAMINATION

CLIENT:

CCF, Inc.

LOCATION:

Circle C - Chippewa Falls, WI

DRAWING DATE:

FIGURE:

4

AUG 13 2003 16:34 FR C C F INC

952 448 4334 TO 13202524482

P.03/06

I Matt Nardo, Responsible Party (RP) for the petroleum underground storage tank release at the Chippewa Falls Circle C Store site in Chippewa County, Wisconsin, do hereby certify that to the best of my knowledge the legal description included is complete and accurate.



Mr. Matt Nardo, CCF, Inc.

8/5/03
Date